

**7-14-106. DEVELOPMENT PLAN  
REQUIREMENTS FOR NEW  
CONSTRUCTION ON AN  
UNDEVELOPED SITE OF PERMITTED USES.**

Applications for new construction on an undeveloped site of permitted uses shall be accompanied by the following:

- (1) Appropriate application form and fees.
- (2) Eight copies of the Development Plan shall be required and shall include the following:
  - (a) A Site Plan which also shows:
    - (i) The location of neighborhood box units for mail delivery, screened trash receptacles and loading areas;
    - (ii) As a minimum, all curb cuts and intersections within 150 feet of the subject property. A greater distance may be required by the City. Proposed right-of-way in, and adjacent to, the subject property shall be shown;
    - (iii) Exterior lighting for structures, walkways and parking lots. Such lighting shall be directed away from adjacent properties;
    - (iv) If open space is proposed, show all areas to be reserved or dedicated as common park areas or as sites for schools or other public buildings. Include a statement concerning the development schedule and method by which open space is to be preserved;
    - (v) Show the development phasing and associated schedule, if anticipated. Phasing shall be carefully developed so that each phase can adequately function on its own;
    - (vi) Show the proposed and existing easements and their type, on and adjacent (within 50 feet) to the subject property. Include any solar access easements;
    - (vii) The Site Plan shall include a table indicating the total area of the site and the percentage of that total which is occupied by structures, by parking and service areas, and by usable open space;
    - (viii) Show all existing and proposed fences including type, height and location;
    - (ix) Show proposed location and size of sewer and water lines as approved by the appropriate Improvement District.
  - (b) A preliminary drainage/grade plan which shall:
    - (i) Be completed by a professional engineer. Existing and proposed contours at one-foot intervals are required unless a variation from the one-foot topographic interval is allowed by City. The final grading plan must be approved by the City prior to the issuance of first building permit;
    - (ii) Show waterways and ditches on and adjacent to the subject property and within 50 feet. Piping or relocation shall be approved in writing by the appropriate water master and/or water users before issuance of the building permit;
    - (iii) Delineate all areas subject to potential 100-year flood events as designated by the Army Corps of Engineers.
  - (c) A landscape plan shall include plant location, type, size and quantities.
  - (d) An architectural plan which shall include appropriate drawings of adequate scale showing building materials, exterior elevations and floor plans of all proposed structures.
  - (e) Include any other information, exhibits or models that the applicant deems pertinent.
  - (f) Any other information, plans or modifications specifically required by the following departments, divisions or other agencies shall be attached or incorporated in the final development plan:
    - (i) West Valley City:
      - Building Inspection Division
      - Fire Department
      - Public Works Department
      - Police Department
      - Planning and Zoning Division
      - Law Department
    - (ii) County agencies.
    - (iii) State agencies.
    - (iv) Water and sewer improvement districts.
    - (v) School district.
    - (vi) Public utilities.
  - (g) A traffic impact study may be required by the City, and must be prepared by a registered traffic engineer. The traffic study shall include an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies and peak home traffic generation and movements.
- (3) The following design criteria shall be required:
  - (a) All requirements of Sections 7-14-104 and 105, unless modified by any of the following items;
  - (b) Dedication and improvement of streets shall be made in accordance with the Major Street Plan, plus any additional right-of-way or fee as may be determined by the City for special circumstances where it is necessary to serve the vehicular and pedestrian needs of proposed development;
  - (c) A minimum of five percent of an industrial site, 20 percent of a C-1 commercial site, 15 percent of a C-2 and C-3 commercial site, and 40 percent of a multiple-family residential site shall be landscaped. The 20-foot landscaped buffer required on major arterials by the West Valley City Code may be included in computing the percentage of landscaping. Upon request, landscaping requirements may be reduced by the City when, due to the size of the parcel, the amount of landscaping required is unreasonable and cannot be located in useful locations;
  - (d) Fencing may be required depending on the adjacent land use and the applicant's security needs. Where visual barrier fencing containing wood, metal, plastic or vinyl strips is either proposed by the applicant or required by the City, such strips shall be properly secured. Screening of any outside storage shall be required if appropriate, with a combination of fencing, walls, live plants and/or earth berming. Fences shall be constructed so that significant variation in top line, bottom line and/or height does not occur due to erratic grading of the site.
- (4) Any undeveloped land adjacent to a proposed or existing state highway that anticipates a noise-sensitive use shall include appropriate

noise abatement measures as determined through engineering analysis or Planning Commission recommendation.

**(Ord. No. 94-89 Amended 09/08/1994)**